

PRESTON GIULIANO CAPITAL PARTNERS

334 Broadway — Providence, RI 02909
tel 617-354-2223 — fax 617-661-0773
www.prestongiulianocapital.com

H. LeBaron Preston

Mr. Preston is Managing Director of Preston Giuliano Capital Partners as well as a founder, Managing Director, and Chief Financial Officer of the Armory Revival Company, the Providence Revival Building Company, and Armory Properties LLC.

Mr. Preston has acquired, developed, built, or rehabbed more than 800 homes—condominiums and rentals—in Rhode Island and Massachusetts, and has developed three retail marketplaces. These undertakings have a combined value of more than \$180 million.

Since 2011, Mr. Preston has been Managing Director of Preston Giuliano Capital Partners, an investment partnership acquiring value-add and distressed property in South and Central Florida. Since 1986, Mr. Preston has been Managing Director and Chief Financial Officer of the Armory Revival Company, which has completed transformational historic renovation projects in Providence, including the Rising Sun Mills in the Valley District (134 apartments for moderate income renters and 130,000 sf of office space); the Pearl Street Lofts (57 loft apartments and condos and commercial space); and more than 140 apartments and commercial spaces in buildings on the National Register of Historic Places in the redeveloping historic neighborhoods of Providence. The company has built 100 units for the Providence Housing Authority under its scattered site program, creating a new paradigm: public housing designed to fit into the neighborhoods in which it is built. The company developed Oyster Point, a residential community on the water in Warren, RI; a condominium community at Oakland Farm, Portsmouth, on the former Vanderbilt Estate; and North Farm on the Bay, a condominium community in Bristol, RI.

Mr. Preston's experience has been enriched through leadership positions in a number of community organizations. He founded and ran Sundance Enterprises, a chocolate chip cookie manufacturing and retailing operation (1980–94). He is past president (1982–85) and a founding member of the Board of Trustees (1980–94) of the Providence Preservation Society Revolving Fund; a member of the Providence Preservation Society (President 1994–96); member of the Board of Trustees of the Everett Dance Theater (President 2001–present); Trustee of the RIGHA Foundation (1996–present); member of the Capitol Center Commission (1994–2008); and a member of the Advisory Board of Sovereign Community Development Corporation, Wyomissing, PA.

Mr. Preston earned his law degree from the University of Chicago (J.D. 1972) and is a member of the Maryland Bar; graduated from Yale University (B.A. 1965); and served as a Captain in the U.S. Marine Corps (1965–68; Bronze Star).